

QUESTION AND ANSWERS MAY 2021 ATM Article 7

Article 7

Citizen's Petition /Amend Zoning By-Law – Map Change to Single Residence B Zoning District

Question: Is it possible to give a bit more information regarding the potential environmental impact suggested in the Select Board presentation of this article should additional lots be created as the result of the passage of this article?

How many additional lots could potentially be added with passage of this article?

Answer: The area proposed for rezoning is next to the Interstate 95 right of way. During the Town's hearings on the Needham Mews (now Modera) development, the Town received substantial public health information about the adverse health impacts from exhaust particulates affecting people living close to highways, and recommending substantial setbacks and mitigation. The Town's agreement with the developer in the Mews (Modera) permitting required those buildings to be at least 150 feet from the highway.

At the Select Board's April 27, 2021 meeting, counsel for the petitioner indicated that a full redevelopment scenario could draw eight lots (in addition to the present twelve) in the part of the zone north of Kendrick Street. That discussion begins at approximately 1:51 of the meeting, and is viewable [here](#) on the Select Board YouTube playlist.